

Fill in this information to identify the case:

Debtor Name	John Wei		
United States Bankruptcy Court for the:	Eastern	District of	PA
		(State)	
Case number:	23-13678		

## Official Form 426

**Periodic Report Regarding Value, Operations, and Profitability of Entities in Which the Debtor's Estate Holds a Substantial or Controlling Interest**

12/17

This is the *Periodic Report* as of 12/21/2023 on the value, operations, and profitability of those entities in which a Debtor holds, or two or more Debtors collectively hold, a substantial or controlling interest (a "Controlled Non-Debtor Entity"), as required by Bankruptcy Rule 2015.3. For purposes of this form, "Debtor" shall include the estate of such Debtor.

[Name of Debtor] holds a substantial or controlling interest in the following entities:

Name of Controlled Non-Debtor Entity	Interest of the Debtor	Tab #
See attached, Exhibit A		

This *Periodic Report* contains separate reports (*Entity Reports*) on the value, operations, and profitability of each Controlled Non-Debtor Entity.

Each *Entity Report* consists of five exhibits.

*Exhibit A* contains the most recently available: balance sheet, statement of income (*loss*), statement of cash flows, and a statement of changes in shareholders' or partners' equity (*deficit*) for the period covered by the *Entity Report*, along with summarized footnotes.

*Exhibit B* describes the Controlled Non-Debtor Entity's business operations.

*Exhibit C* describes claims between the Controlled Non-Debtor Entity and any other Controlled Non-Debtor Entity.

*Exhibit D* describes how federal, state or local taxes, and any tax attributes, refunds, or other benefits, have been allocated between or among the Controlled Non-Debtor Entity and any Debtor or any other Controlled Non-Debtor Entity and includes a copy of each tax sharing or tax allocation agreement to which the Controlled Non-Debtor Entity is a party with any other Controlled Non-Debtor Entity.

*Exhibit E* describes any payment, by the Controlled Non-Debtor Entity, of any claims, administrative expenses or professional fees that have been or could be asserted against any Debtor, or the incurrence of any obligation to make such payments, together with the reason for the entity's payment thereof or incurrence of any obligation with respect thereto.

This *Periodic Report* must be signed by a representative of the trustee or debtor in possession.

Debtor Name John Wei

Case number 23-13678

The undersigned, having reviewed the *Entity Reports* for each Controlled Non-Debtor Entity, and being familiar with the Debtor's financial affairs, verifies under the penalty of perjury that to the best of his or her knowledge, (i) this *Periodic Report* and the attached *Entity Reports* are complete, accurate, and truthful to the best of his or her knowledge, and (ii) the Debtor did not cause the creation of any entity with actual deliberate intent to evade the requirements of Bankruptcy Rule 2015.3

For non-individual Debtors:

☒

Signature of Authorized Individual

Printed name of Authorized Individual

Date MM / DD / YYYY

For Individual Debtors:

☒

Signature of Debtor 1

John Wei

Printed name of Debtor 1

Date 05/23/2024  
MM / DD / YYYY

☒

Signature of Debtor 2

Printed name of Debtor 2

Date MM / DD / YYYY

# EXHIBIT “A”

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04/26/24

Accrual Basis

**500 Loft, LLC**  
**Profit & Loss**  
**October through December 2023**

	<u>TOTAL</u>
<b>Ordinary Income/Expense</b>	
<b>Expense</b>	
60400 · Bank Service Charges	110.00
63300 · Insurance Expense	2,603.94
63400 · Interest Expense	51,731.30
66800 · Management Fee	7,080.90
67100 · Rent Expense	28,750.00
68000 · Taxes - Property	-2,474.89
68600 · Utilities	3,229.98
<b>Total Expense</b>	<u>91,031.23</u>
<b>Net Ordinary Income</b>	-91,031.23
<b>Other Income/Expense</b>	
<b>Other Income</b>	
70400 · Sales Expenses on Sale of Prop	-1,229,523.68
70600 · Gain/(Loss) from Sale of Assets	6,590,455.16
<b>Total Other Income</b>	<u>5,360,931.48</u>
<b>Net Other Income</b>	<u>5,360,931.48</u>
<b>Net Income</b>	<u><u>5,269,900.25</u></u>

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04/19/24

Accrual Basis

1028 Arch, LP  
Profit & Loss  
October through December 2023

	Oct - Dec 23
Ordinary Income/Expense	
Income	
Rental Income	75,106.29
Total Income	75,106.29
Gross Profit	75,106.29
Expense	
Bank Service Charges	30.00
Interest Expense	50,124.26
Rent Expense	150.00
Taxes - State/City	562.15
Total Expense	50,866.41
Net Ordinary Income	24,239.88
Net Income	24,239.88

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04/15/24

Cash Basis

Document Page 6 of 25  
Etown Development, LLC**Profit & Loss**

October through December 2023

Oct - Dec 23

<b>Ordinary Income/Expense</b>	
<b>Income</b>	
Rental Income	8,990.00
<b>Total Income</b>	<u>8,990.00</u>
<b>Gross Profit</b>	<u>8,990.00</u>
<b>Expense</b>	
Cleaning and maintenance	112.50
Insurance	356.50
Legal and other professional fees	460.00
Repair	314.00
Taxes	1,517.00
Utilities	586.00
Philadelphia New Profit Tax	209.50
Trash Fee	125.00
Inspection Fee	165.00
License Fee	98.00
<b>Total Expense</b>	<u>3,943.50</u>
<b>Net Ordinary Income</b>	<u>5,046.50</u>
<b>Net Income</b>	<u><u>5,046.50</u></u>

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Cash Basis

AJ Land LLC  
Profit & Loss  
October through December 2023

	Oct - Dec 23
Ordinary Income/Expense	
Income	
Rental Income	130,000.00
Total Income	130,000.00
Gross Profit	130,000.00
Expense	
Interest Expense	222,060.68
Repairs and Maintenance	4,100.00
Total Expense	226,160.68
Net Ordinary Income	-96,160.68
Net Income	-96,160.68

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Accrual Basis

**CC Loft Associates, LLC**  
**Profit & Loss**  
October through December 2023

	Oct - Dec 23
Ordinary Income/Expense	
Income	
42200 · Rental Income	9,700.00
Total Income	9,700.00
Gross Profit	9,700.00
Expense	
60400 · Bank Service Charges	0.00
63400 · Interest Expense	18,273.70
Total Expense	18,273.70
Net Ordinary Income	-8,573.70
Net Income	-8,673.70



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Accrual Basis

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Grand Resort Hotel LLC

**Profit & Loss**

January through December 2023

Oct - Dec 23**Ordinary Income/Expense****Income**

Banquet Revenue	25,556.04
Food Sales	37,734.68
No Show Charges	8,478.83
Other Revenue	1,167.75
Room Charges	415,559.79
Smoking Fees	1,100.76

<b>Total Income</b>	<b>489,597.85</b>
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**Cost of Goods Sold**

Food Purchases	41,768.65
Hotel Supplies	11,094.01
Merchant Account Fees	20,842.86
Restaurant Supplies	374.15
Room Supplies	3,807.80

<b>Total COGS</b>	<b>77,887.27</b>
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<b>Gross Profit</b>	<b>411,710.58</b>
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**Expense**

Advertising and Promotion	4,500.00
Bank Service Charges	300.70
Business Licenses and Permits	4,101.00
Cleaning Expense	54,451.00
Commission	43,332.17
Computer and Internet Expenses	11,242.74
Contribution	0.00
Dues & Membership	575.00
Insurance Expense	-1,135.40
Management Fees	0.00
Marketing Expense	5,465.42
Office Supplies	1,085.52

**Payroll Expense**

Contract Services	182.00
Payroll Taxes	11,733.32
Salary and Wages	136,886.82

<b>Total Payroll Expense</b>	<b>148,782.14</b>
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Payroll Processing Fees	1,574.13
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Printing & Productions	1,589.29
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Professional Fees	0.00
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**Repairs and Maintenance**

Pest Control	202.58
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Repairs and Maintenance - Other	14,371.34
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<b>Total Repairs and Maintenance</b>	<b>14,573.92</b>
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Security & Alarm Expense	3,925.93
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Accrual Basis

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Grand Resort Hotel LLC

**Profit & Loss**

January through December 2023

	<u>Oct - Dec 23</u>
Taxes	2,640.00
Uniforms	0.00
Utilities	
Gas & Electricity	19,268.17
Water	25,652.53
Utilities - Other	0.00
Total Utilities	<u>44,920.70</u>
Total Expense	<u>341,924.26</u>
Net Ordinary Income	69,786.32
Other Income/Expense	
Other Expense	
Ask My Accountant	<u>-11,642.91</u>
Total Other Expense	<u>-11,642.91</u>
Net Other Income	<u>11,642.91</u>
Net Income	<u><u>81,429.23</u></u>

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Accrual Basis

**Hunting Park Investment**  
**Profit & Loss**  
October through December 2023

	Oct - Dec 23
<b>Ordinary Income/Expense</b>	
Income	
42800 · Rental Income	9,000.00
<b>Total Income</b>	9,000.00
<b>Gross Profit</b>	9,000.00
Expense	
63300 · Insurance Expense	2,229.20
63400 · Interest Expense	5,928.18
68600 · Utilities	1,431.16
<b>Total Expense</b>	9,588.54
<b>Net Ordinary Income</b>	-588.54
<b>Net Income</b>	-588.54

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Accrual Basis

Independence Press Building Master Tenant LLC  
**Profit & Loss**  
October through December 2023

	Oct - Dec 23
Ordinary Income/Expense	
Income	
Rental Income	707,883.96
Total Income	707,883.96
Gross Profit	707,883.96
Expense	
Apartment Supplies	55.93
Bank Service Charges	175.00
Office Supplies	2,235.21
Parking	262.50
Payroll Expenses	88,627.20
Professional Fees	2,771.55
Rent Expense	592,566.66
Travel Expense	20.00
Utilities	40,748.74
Total Expense	727,462.79
Net Ordinary Income	-19,578.83
Net Income	-19,578.83

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Accrual Basis

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JM Capital US LLC

**Profit & Loss**

January through December 2023

	<u>Oct - Dec 23</u>
<b>Ordinary Income/Expense</b>	
<b>Expense</b>	
Bank Service Charges	<u>75.00</u>
<b>Total Expense</b>	<u>75.00</u>
Net Ordinary Income	-75.00
<b>Other Income/Expense</b>	
<b>Other Expense</b>	
Ask My Accountant	<u>0.00</u>
<b>Total Other Expense</b>	<u>0.00</u>
Net Other Income	<u>0.00</u>
<b>Net Income</b>	<u><u>-75.00</u></u>

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Accrual Basis

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JM Investment US LP

**Profit & Loss**

January through December 2023

Oct - Dec 23**Ordinary Income/Expense****Income**

Extended Stay Lease Income 59,950.00

Other Lease(Zayo) Income 1,200.00

Solar Panel Income 0.00

Tower Rental Income 8,497.50

**Total Income** 69,647.50**Gross Profit** 69,647.50**Expense**

Advertising and Promotion 0.00

Automobile Expense 0.00

Bank Service Charges 25.00

Business Licenses and Permits 0.00

Commission 0.00

Insurance Expense 53,113.50

Management Fees 16,763.35

Meals &amp; Entertainment 0.00

Office Supplies 0.00

Professional Fees 0.00

Repairs and Maintenance 0.00

Security Expense 0.00

Sewer Charges 0.00

Trash Removal 0.00

Utilities 0.00

**Total Expense** 69,901.85**Net Ordinary Income** -254.35**Other Income/Expense****Other Expense**

Ask My Accountant 0.00

Interest Expense 106,667.00

**Total Other Expense** 106,667.00**Net Other Income** -106,667.00**Net Income** -106,921.35

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Accrual Basis

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Lancaster Pride Realty LP

**Profit & Loss**

January through December 2023

Oct - Dec 23**Ordinary Income/Expense****Income****Rental Income** 76,559.83**Total Income** 76,559.83**Expense****Bank Service Charges** 17.85**Business Licenses and Permits** 0.00**Charitable Contributions** 0.00**Commissions Expense** 7,000.00**Interest Expense** 60,837.39**Repairs and Maintenance** 0.00**Taxes** 0.00**Taxes - Property** 0.00**Trash Removal** 2,160.00**Utilities** 1,216.00**Total Expense** 71,231.24**Net Ordinary Income** 5,328.59**Net Income** 5,328.59

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05/02/24

Accrual Basis

**MJ Central Investment, LP**  
**Profit & Loss**  
**October through December 2023**

	<u>Oct - Dec 23</u>
Ordinary Income/Expense	
Income	
42200 · Rental Income	<u>10,140.00</u>
Total Income	<u>10,140.00</u>
Gross Profit	10,140.00
Expense	
63400 · Interest Expense	-43,750.00
66600 · Management Fee	-12,500.00
68200 · Taxes - State/City	6,798.32
68600 · Utilities	<u>1,383.76</u>
Total Expense	<u>-48,067.92</u>
Net Ordinary Income	<u>58,207.92</u>
Net Income	<u><u>58,207.92</u></u>



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Accrual Basis

**MJ Central Investment, LP**  
**Profit & Loss**  
January through December 2023

	Jan 23	Feb 23	Mar 23	Apr 23	May 23	Jun 23	Jul 23	Aug 23	Sep 23	Oct 23	Nov 23	Dec 23	TOTAL
<b>Ordinary Income/Expense</b>													
Income													
42200 Rental Income	0.00	0.00	1,820.00	1,820.00	1,820.00	7,240.00	1,820.00	1,820.00	1,820.00	7,820.00	0.00	2,320.00	28,300.00
Total Income	0.00	0.00	1,820.00	1,820.00	1,820.00	7,240.00	1,820.00	1,820.00	1,820.00	7,820.00	0.00	2,320.00	28,300.00
Gross Profit	0.00	0.00	1,820.00	1,820.00	1,820.00	7,240.00	1,820.00	1,820.00	1,820.00	7,820.00	0.00	2,320.00	28,300.00
Expense													
60400 Bank Service Charges	0.00	0.00	0.00	0.00	30.00	0.00	0.00	0.00	90.00	0.00	0.00	0.00	120.00
63300 Insurance Expense	0.00	0.00	0.00	8,388.00	9,291.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	17,679.00
63400 Interest Expense	0.00	0.00	37,500.00	0.00	70,000.00	0.00	0.00	0.00	61,250.00	-43,750.00	0.00	0.00	125,000.00
66700 Professional Fees	0.00	0.00	700.00	0.00	0.00	0.00	0.00	1,600.00	700.00	0.00	0.00	0.00	3,000.00
66800 Management Fee	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	-37,543.76	-12,500.00	0.00	0.00	-50,043.76
66700 Taxes - State/City	0.00	0.00	3,400.00	4,454.16	0.00	0.00	-18.75	0.00	0.00	0.00	0.00	8,798.32	14,633.73
66600 Utilities	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1,383.76	1,383.76
Total Expense	0.00	0.00	41,600.00	12,842.16	79,321.00	0.00	-18.75	1,600.00	24,498.24	-56,250.00	0.00	8,798.32	111,772.73
Net Ordinary Income	0.00	0.00	-39,780.00	-11,022.16	-77,501.00	7,240.00	1,838.75	220.00	-22,678.24	64,070.00	0.00	-5,862.08	-82,472.73
Net Income	0.00	0.00	-39,780.00	-11,022.16	-77,501.00	7,240.00	1,838.75	220.00	-22,678.24	64,070.00	0.00	-5,862.08	-82,472.73

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Cash Basis

**PA Ridge Associates, LP**  
**Profit & Loss**  
**October through December 2023**

	Oct - Dec 23
Ordinary Income/Expense	
Income	
47400 - Rental Income	592,566.66
Total Income	592,566.66
Gross Profit	592,566.66
Expense	
60400 - Bank Service Charges	120.00
63400 - Interest Expense	405,635.66
66700 - Professional Fees	5,000.00
66800 - Management Fee	17,500.00
Total Expense	428,255.66
Net Ordinary Income	164,311.00
Net Income	164,311.00

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**Redevelopment Consultants, LLC**

04/26/24

**Profit & Loss**

Accrual Basis

October through December 2023

	Oct - Dec 23
Ordinary Income/Expense	
Income	
42200 - Rental Income - MTG	24,659.25
42250 - Rental Income - DEP	40,438.90
Total Income	65,098.15
Gross Profit	65,098.15
Expense	
50700 - Rent returned to Landlord	87,814.58
60400 - Bank Service Charges	4.00
64900 - Office Supplies	724.72
66700 - Professional Fees	8,600.00
67200 - Repairs and Maintenance	607.35
Total Expense	97,750.65
Net Ordinary Income	-32,652.50
Net Income	-32,652.50

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**Spring Garden Marketing & Investment, LLC**

05/01/24

**Profit & Loss**

Cash Basis

October through December 2023

	<u>Oct - Dec 23</u>
Ordinary Income/Expense	
Cost of Goods Sold	
50200 · Subcontractors	50,000.00
50500 · Purchases	-195,312.85
Total COGS	<u>-145,312.85</u>
Gross Profit	145,312.85
Expense	
60400 · Bank Service Charges	94.00
63300 · Insurance Expense	15,247.03
63400 · Interest Expense	40,000.00
66700 · Professional Fees	2,500.00
66900 · Management Fee	4,500.00
67200 · Repairs and Maintenance	136,000.00
68600 · Utilities	971.22
Total Expense	<u>199,312.25</u>
Net Ordinary Income	-53,999.40
Other Income/Expense	
Other Expense	
Refinance	-1,193,461.17
Total Other Expense	<u>-1,193,461.17</u>
Net Other Income	1,193,461.17
Net Income	<u>1,139,461.77</u>

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Accrual Basis

**UIG Construction, LLC**  
**Profit & Loss**  
**October through December 2023**

	<u>TOTAL</u>
Ordinary Income/Expense	
Income	
42600 · Construction Income	63,856.15
Total Income	63,856.15
Cost of Goods Sold	
50200 · Subcontractors	128,080.00
50500 · Purchases	17,463.28
51900 · Other Construction Costs	
51925 · Construction Building Materials	9,465.38
51900 · Other Construction Costs - Other	39.87
Total 51900 · Other Construction Costs	9,505.25
Total COGS	155,048.53
Gross Profit	-91,192.38
Expense	
60400 · Bank Service Charges	168.00
61000 · Business Licenses and Permits	126.44
63300 · Insurance Expense	5,785.57
64900 · Office Supplies	44.07
66001 · Payroll Expenses	18,408.69
66100 · Payroll Tax Expense	13,340.39
66300 · Parking	51.00
66700 · Professional Fees	74,391.87
67200 · Repairs and Maintenance	272.16
68200 · Taxes - State/City	12,807.50
68400 · Travel Expense	1,070.02
68600 · Utilities	387.04
Total Expense	126,852.75
Net Ordinary Income	-218,045.13
Net Income	-218,045.13

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Accrual Basis

**UNITED ASSOCIATES, LP**  
**Profit & Loss**  
**October through December 2023**

	Oct - Dec 23
Ordinary Income/Expense	
Income	
42800 · Rental Income	9,500.00
Total Income	9,500.00
Gross Profit	9,500.00
Expense	
60400 · Bank Service Charges	141.00
63400 · Interest Expense	66.00
68600 · Utilities	111.90
Total Expense	318.90
Net Ordinary Income	9,181.10
Net Income	9,181.10

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Cash Basis

United Investment Group, LP  
**Profit & Loss**  
October through December 2023

	Oct - Dec 23
Ordinary Income/Expense	
Income	
42200 · Rental Income	14,400.00
Total Income	14,400.00
Gross Profit	14,400.00
Expense	
60400 · Bank Service Charges	-0.59
63400 · Interest Expense	4,509.28
Total Expense	4,508.69
Net Ordinary Income	9,891.31
Net Income	9,891.31

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05/02/24

**Profit & Loss**

Accrual Basis

October through December 2023

	Oct - Dec 23
Ordinary Income/Expense	
Income	
Rent Income	63,250.00
Total Income	63,250.00
Gross Profit	63,250.00
Expense	
Bank Service Charges	-0.36
Interest Expense	28,253.92
Total Expense	28,253.56
Net Ordinary Income	34,996.44
Net Income	34,996.44



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05/01/24

Cash Basis

**Wei's Properties, Inc.**  
**Profit & Loss**  
**October through December 2023**

	<b>TOTAL</b>
<b>Ordinary Income/Expense</b>	
Income	
Construction Revenue	462,900.00
Maintenance Income	91,000.00
42200 · Rental Income	25,035.00
	<hr/>
Total Income	578,935.00
<b>Cost of Goods Sold</b>	
50000 · Cost of Goods Sold	48,571.00
50200 · Subcontractors	16,737.88
50500 · Purchases	31,753.10
	<hr/>
Total COGS	97,061.98
	<hr/>
Gross Profit	481,873.02
<b>Expense</b>	
60400 · Bank Service Charges	146.00
63400 · Interest Expense	1,524.88
66700 · Professional Fees	2,500.00
66800 · Management Fee	12,395.74
67100 · Rent Expense	95,889.33
68600 · Utilities	2,533.53
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Total Expense	114,989.48
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Net Ordinary Income	366,883.54
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Net Income	<u><u>366,883.54</u></u>